069.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,800 / 907,800
					USE VALUE:	907,800 / 907,800
					ASSESSED:	907,800 / 907,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLO MICHAEL/BEVERLY GALLO
Owner 2:	
Owner 3:	
Street 1:	47 DRAPER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIELY DAVID W JR & GAYLE C -
Owner 2:	-
Street 1:	47 DRAPER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,829 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 2497 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4829.000	506,400	6,000	395,400	907,800
Total Card	0.111	506,400	6,000	395,400	907,800
Total Parcel	0.111	506,400	6,000	395,400	907,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.56 | /Parcel: 363.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44106

GIS Ref

GIS Ref

Insp Date 07/22/16

!5928!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	506,400	6000	4,829.	395,400	907,800	907,800	Year End Roll	12/18/2019
2019	101	FV	380,900	6000	4,829.	367,200	754,100	754,100	Year End Roll	1/3/2019
2018	101	FV	380,900	6000	4,829.	367,200	754,100	754,100	Year End Roll	12/20/2017
2017	101	FV	380,900	6000	4,829.	322,000	708,900	708,900	Year End Roll	1/3/2017
2016	101	FV	367,500	6000	4,829.	293,700	667,200	667,200	Year End	1/4/2016
2015	101	FV	341,600	6000	4,829.	259,800	607,400	607,400	Year End Roll	12/11/2014
2014	101	FV	341,600	6000	4,829.	245,700	593,300	593,300	Year End Roll	12/16/2013
2013	101	FV	341,600	6000	4,829.	233,900	581,500	581,500		12/13/2012

PRINT

Date	Time
12/10/20	20:45:06

LAST REV

Date	Time
09/08/16	09:10:44
apro	
5928	

USER DEFINED

Prior Id # 1:	44106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIELY DAVID W J	32973-495		5/31/2001		580,000	No	No		
	18397-538		7/1/1987		197,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1068	Addition	70,000		8/4/2015			Construct new seco
10/13/2006	882	Redo Kit	74,000			G8	GR FY08	& REAR DECK
7/26/2002	601	Porch	2,000	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Meas/Inspect	DGM	D Mann
7/21/2016	External Ins	DGM	D Mann
7/21/2016	Left Notice	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
4/8/2009	Measured	372	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4829		Sq. Ft.	Site		0	70.	1.17	12									395,411						395,400	

Total AC/HA: 0.11086 | Total SF/SM: 4829 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,411 | Spl Credit | Total: 395,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07050455
Const Adj.:	1.00969899
Adj $ / SQ:	140.515
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530862
Depreciation:	24420
Depreciated Total:	506442

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

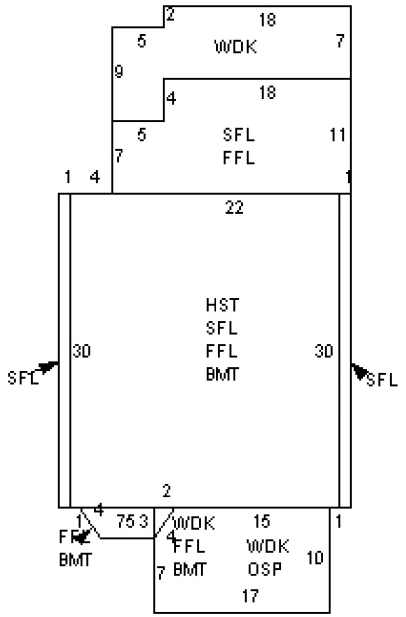
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.57
Special Features:	0	Val/Su Net:	133.05
Final Total:	506400	Val/Su SzAd	202.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,073	140.520	150,773
FFL	First Floor	1,034	140.520	145,293
BMT	Basement	801	42.150	33,766
HST	Half Story	390	140.520	54,801
WDK	Deck	341	9.020	3,076
OSP	Screen Porch	167	29.300	4,893

Net Sketched Area:	3,806			Total:	392,602
Size Ad	2497	Gross Are	4196	FinArea	2497

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X17	A	GD	1915	21.13	T	30	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000